

TRANSFER
TAX
PAIDWARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, THAT WE, DENNIS W. MATTHEWS and JOYCE M. MATTHEWS, both of Waterville, County of Kennebec State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by BARBARA S. HEALY, of Winslow, County of Kennebec and State of Maine whose address is Rt. #4, Box 450, Winslow, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, WITH WARRANTY COVENANTS, unto the said BARBARA S. HEALY, her heirs and assigns forever.

The Unit known and designated as Unit #34 in RIDGEWOOD COMMON CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plats by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Common Condominiums Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine which Declaration is dated March 4, 1986 and recorded in said Registry of Deeds in Book 2919, Page 320 together with the following Amendments which are incorporated by reference herein:

- Amendment to Declaration dated June 30, 1986 and recorded in the Kennebec Registry of Deeds in Book 2996 Page 275;
- Amendment to Declaration dated September 4, 1986 and recorded in the Kennebec Registry in Book 3018 Page 195; and
- Amendment to Declaration dated October 14, 1987 and recorded in the Kennebec Registry in Book 3251 Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

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ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to the herein Grantors by Warranty Deed of FSD ASSOCIATES, INC., dated December 31, 1987 and recorded in the Kennebec County Registry of Deeds at Book 3291 Page 273.

IN WITNESS WHEREOF, WE, the said **DENNIS W. MATTHEWS** and **JOYCE W. MATTHEWS** have hereunto set our hands and seals this 31st day of August, 1998.

Signed, Sealed and Delivered
in the presence of:

Witness

Witness

DENNIS W. MATTHEWS

JOYCE W. MATTHEWS

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss.

August 31, 1998

Personally appeared the above named **DENNIS W. MATTHEWS** and **JOYCE W. MATTHEWS** who acknowledged the foregoing instrument to be their free act and deed.

NOTARY PUBLIC

(print name)
DAVID J. ROY

Notary Public, Maine

My Commission Expires July 21, 2001

Re Deeds Matthews to Healy

RECEIVED KENNEBEC SS.

1998 SEP -1 PM 2:43

ATTEST: *David J. Roy*
REGISTER OF DEEDS

